

LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 29, 2015

**CALL TO ORDER:** President Kemper called the April 29, 2015 Regular Meeting of the Board of Directors to order at 7:02 pm.

**BOARD MEMBERS PRESENT:** President D. Kemper, Vice President Nelson, Treasurer G. Jordan, Secretary K. Hudson and Directors M. Lentino, R. Oliver, T. Rao, R. Andrews, and C. Liko.

**BOARD MEMBERS ABSENT:** None.

**Motion #1: Approve the Agenda.**

Motion by Director Lentino

Seconded by Director Hudson

**Motion Passed.**

**Motion #2: Approve the Minutes of the March 25, 2015 Regular Meeting of the Board of Directors.**

Motion by Director Nelson

Seconded by Director Lentino

**Motion Passed.**

**Motion #3: Approve the Minutes of the April 8, 2015 Special Meeting of the Board of Directors.**

Motion by Director Lentino

Seconded by Director Hudson

**Motion Passed.**

**PRESIDENTS COMMENTS**

**Dave Kemper**

President Kemper started by commending the successes of the recent Activity Committee event as well as the Fishing and Boating Committee event. The LCA received notification that the Superior Court ruled in favor of The Lakes, upholding the lower Court's ruling. One of the upcoming RFAs is regarding putting together a working plan for a pump station by the boat ramp. This pump is the simplest of the three and will provide a good idea of the process. As water law is intricate, the master plan for the irrigation upgrade has many components and facets that need to be addressed including our pumps and wells, water credits for purchase and leasing our ground water. Regarding our conservation numbers, if we eliminate the groundwater component, we can take more water. Our water rights date back to 1890 and we are looking to making sure we are in the right order with SRP to avoid the groundwater component in the future.

**TREASURER'S REPORT**

**Gary Jordan**

Treasurer Jordan reviewed the monthly financials.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza discussed the parking lot project and the delays due to the rain and wet soil. While the parking lot is torn up, an electrical conduit will be added to the back wall. New debris catch basins in the finger parks are being fabricated and should be installed by the end of the week, replacing those in poor condition. Also, regarding the concern about the dead trees near the fire station, the trees are now greening up and looking healthy.

**COMMITTEE REPORTS**

**Activity Committee**

**Kay Smith**

No Report.

**Architectural Committee**

**Ray Oliver**

Verbal Report: The Committee is back up and meeting twice a month to catch new members up to speed regarding rules, regulations and state laws. The Committee is getting the applications out as fast as possible.

### **Budget & Finance**

Written Report.

**Craig Hanson**

### **Fishing & Boating Committee**

Verbal Report: The event had a great turn out and good feedback. The Committee is looking to hold future events.

**Kirk Hudson**

### **I & M Committee**

No Report.

**Craig Hanson**

### **Lakescape Committee**

No Report. Committee is on hiatus for the Summer.

**Tony Rao**

### **Lakes Log**

No Report.

**Gloria Hollingsworth**

### **Lakes Women's Club**

Verbal Report: Cinco de Mayo is Saturday night. Great vendors and dancers, please purchase tickets.

**Launie Harlacher**

### **MEMBER'S CONCERNS:**

Member requested to see the plans for the water system and the numbers regarding the water and asked about a time frame for the plan. The lake does not look good and he would like an idea of the plan to improve the lake. Per Dr. Amalfi, we are in Golden Algae prime time season and the lake is healthy. Member requested Dr. Amalfi come and talk to the members. Member asked about the water rights and the history of our water rights. President Kemper responded by advising that a water attorney has reviewed our water rights and our groundwater rights are secure. The attorney recommended that we make a point to pump ground water periodically and maintain the groundwater pumps and wells so a claim can not be made that they are abandoned. Member asked about using blue dye to improve the look of the lake. The response was that the dye has been used sparingly as it can cause other issues. Member requested a copy of the correspondence between the water attorney and the Board of Directors. As it is Attorney Client information, it is not available as of now. It is still in the early stages of review and is not ready to be disseminated. The Board will discuss the release of the correspondence between the attorney and the Board. Member asked if there was a confidentiality component regarding the discussion with the attorney regarding the water. Per Board member, no decisions have been made therefore there is no information ready to be released. Member discussed the recent Lake Country Village litigation between the developer and the City of Tempe. Residents need to support the City in this litigation as it changes the situation from a PAD to a zoning change. Member requested that the Board of Directors should send a letter in support of the City and the zoning issue. Member questioned lake water source, water from SRP versus water from the city and questioned the cost of water credits. Member questioned the aesthetics of the lake and compared it to Scottsdale Ranch and commented that they use Dr. Amalfi as well and would like to see more done to improve the look of the lake. President Kemper commented that every lake is different, each lake can not be treated the same. Member questioned the master irrigation plan that was approved at the end of 2014. Member questioned the money spent from the contingency fund. Community Manager noted that a portion went to an item the Board took care of and the remainder was a deposit for the irrigation consultant.

### **OPEN BOARD DISCUSSION:**

Board addressed the water concerns and suggested a future workshop or open forum where there can be a better discussion between the Board and homeowners regarding the ongoing water project.

### **NEW BUSINESS:**

**Motion #4: Approval for engaging an outside consulting firm to prepare construction plans for the Boat Ramp Pumping Station and all of the associated irrigation system components. Recommend the plans to be prepared by Coates Irrigation, not to exceed \$11K.**

Motion by Director Lentino  
Discussion was held regarding current plant schematics, the location of the pump and room for plan alterations.

Seconded by Director Oliver

**Motion Passed.**

**Motion #5: Approval for engaging an outside consulting firm to assist the Association with managements and utilization of its water resources. Recommend Replenishing Services provide Task 4, 5 & 6 services as detailed in their proposal, not to exceed \$4.5K.**

Motio by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #6: Approval for engaging an outside consulting firm to conduct an update on the Association's Reserve Study. Recommend the study be performed by Association Reserves who has been conducting the past studies, not to exceed \$3K per year. This is a three year contract with the first year including an on-site visit with the following two years as updates only.**

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #7: Recommend to the Board of Directors to purchase Activity / Swim Team liability and accident insurance with Markel Insurance Company, effective May 15<sup>th</sup>, 2015 to May 15<sup>th</sup>, 2016.**

Motion by Director Lentino

Seconded by Director Nelson

**Motion Passed.**

**Motion #8: Recommend that the Board of Directors rollover the MidFirst CD (\$251,118) maturing on 5/2/15 into a new \$250K, 24 month CD with MidFirst at a rate of 1.15% with the balance deposited in the Reserve Compass Checking Account.**

Motion by Director Lentino

Seconded y Director Hudson

**Motion Passed.**

**Motion #9: LCA Board Policy 2015-1.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion was held regarding this policy in relation to the CC&Rs.

**Motion Passed.**

**Motion #10: Appoint Director Ray Oliver to occupy office #1 of the Architectural Committee. Term to expire in March 2016.**

Motion by Director Lentino

Seconded by Director Rao

**Motion Passed.**

**Motion #11: Motion to adjourn.**

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Meeting adjourned at 8:38 pm.**

I, Kirk Hudson, duly elected Secretary of the Board of Directors of the Lakes Community Association, for the Board, swear that the members of The Lakes Community Association was notified of the Board of Directors' Meeting held on April 29, 2015.

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Kirk Hudson  
Board Secretary  
Lakes Community Association

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Date